

165.0

0005

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,008,200 / 1,008,200

APPRAISED:

USE VALUE:

ASSESSED:

1,008,200 / 1,008,200

1,008,200 / 1,008,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23-25		RICHARDSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BERLINGHIERI JOSEPH	
Owner 2:	
Owner 3:	

Street 1: 23 RICHARDSON AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3282 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

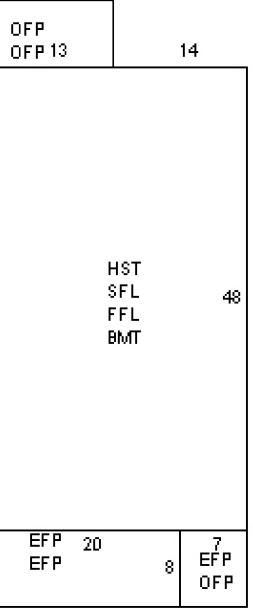
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		7206		Sq. Ft.	Site		0	70.	0.88	8									445,327						445,300	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
105							7206.000		557,800		5,100		445,300		1,008,200							

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 13 - Multi-Garden	2H - 2 & 1/2 Sty	Full Bath: 3	Rating: Average																		
(Liv) Units: 3	Total: 3	A Bath:	Rating:																		
Foundation: 3 - BrickorStone		3/4 Bath:	Rating:																		
Frame: 1 - Wood		A 3QBth:	Rating:																		
Prime Wall: 4 - Vinyl		1/2 Bath:	Rating:																		
Sec Wall:		A HBth:	Rating:																		
Roof Struct: 1 - Gable		OthrFix:	Rating:																		
Roof Cover: 1 - Asphalt Shgl		OTHER FEATURES																			
Color: GRAY		Kits: 3	Rating: Average																		
View / Desir:		A Kits:	Rating:																		
GENERAL INFORMATION		Frl:	Rating:																		
Grade: C - Average		WSFlue:	Rating:																		
Year Blt: 1925		Eff Yr Blt:		CONDOS INFORMATION																	
Alt LUC:		Alt %:																			
Jurisdct:		Fact: .																			
Const Mod:																					
Lump Sum Adj:																					
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD		Phys Cond: AV - Average	31. %					Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal 2 - Plaster		Functional:	%					Interior:	2	5	2										
Sec Int Wall:		Economic:	%					Additions:	1	3	1										
Partition: T - Typical		Special:	%					Kitchen:													
Prim Floors: 3 - Hardwood		Override:	%					Baths:													
Sec Floors:		Total:	31 %					Plumbing:													
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				COMPARABLE SALES				Electric:											
Subfloor:						Rate	Parcel ID	Typ	Date	Sale Price			Heating:								
Bsmnt Gar:													General:								
Electric: 3 - Typical													Totals	3	13	5					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 3 - Forced H/W																					
# Heat Sys: 3	% Heated: 100	% AC:																			
Solar HW: NO	Central Vac: NO	% Sprinkled:																			
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 165.0-0005-0014.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	105			5,100		5,100				
More: N				Total Yard Items:		5,100	Total Special Features:								Total:		5,100				
SKETCH																					
SUB AREA																	SUB AREA DETAIL				
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten											
BMT	Basement	1,317	52,370	68,972																	
FFL	First Floor	1,317	174,570	229,908																	
SFL	Second Floor	1,317	174,570	229,908																	
HST	Half Story	648	174,570	113,121																	
EFP	Enclos Porch	376	34,460	12,958																	
OFF	Open Porch	238	23,430	5,576																	
Net Sketched Area: 5,213				Total: 660,443																	
Size Ad	3282	Gross Area	5861	FinArea	3282																
IMAGE																					
																					
AssessPro Patriot Properties, Inc																					